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**Z-2499**  
**SOUTHERN WINDS APARTMENTS, LLC**  
**R1 TO R3**

**STAFF REPORT**  
**July 12, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by Joseph Bumbleburg of Ball Eggleston, is requesting rezoning of 13.485 acres from R1 to R3 for a proposed eleven building apartment complex. The property is located at the northeast corner of US 231 S and Veterans Memorial Parkway, bordered to the north by CR 300 S. This site is located just outside of Lafayette city limits in Wea 7 (NW) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

Since 1965, when zoning was first approved for unincorporated Tippecanoe County, this land has been zoned Flood Plain based on maps provided by the Indiana Department of Natural Resources (IDNR). Petitioner provided a flood plain certification to prove that the entire 13.485 acres is above the Regulatory Flood of Wea Creek; the property then took on the adjacent zoning of R1, single-family residential.

Two tracts of NB and R3 zoning exist across Veterans Memorial Parkway to the south. These properties were rezoned in 1998, but have yet to be developed (Z-1775 & 1776). Land across CR 300 S to the north is zoned R1B associated with Romney Run Subdivision. R1 and FP zoning associated with the Wea Creek can be found to the west.

**AREA LAND USE PATTERNS:**

The site is currently in row crop production; land to the west across US 231 and to the south across Veterans Memorial Parkway is wooded and unimproved. A large single family subdivision can be found north beyond CR 300 S. Several large lot residential homes line the south side of 300.

Just southeast of the site is a small pond and a lift station owned by the City of Lafayette.

**TRAFFIC AND TRANSPORTATION:**

Proposed access to the property is shown from Veterans Memorial Parkway via an existing driveway. The driveway must meet County Highway standards.

Required parking for the use is 2 spaces per unit. Petitioner is showing a sufficient number of parking spaces at 412 for the proposed 206 units.

The *2040 Metropolitan Transportation Plan* (as well as previous versions of the *Transportation Plan*) shows plans for a connection from CR 300 S to Veterans Memorial Parkway. There are not detailed enough construction plans to determine if this site would be affected by the proposed extension.

There is no CityBus service at this location. The nearest stops can be found at 18<sup>th</sup> Street and Veterans Memorial Parkway or Old Romney Road and Twyckenham, both over one mile from the subject property.

## **SCHOOLS**

Children living in a future residential complex at this site, because it is located within the Tippecanoe School Corporation boundary, would attend Mayflower Mill, Wea Ridge Middle School, and McCutcheon High School.

## **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

According to the Lafayette City Engineer's office, sanitary sewer and water are in the vicinity and will need to be extended to the site. A 100' wide power line easement runs from the northwest to the southeast of the property; proposed parking and detention is shown under the easement.

There is a city of Lafayette lift station located just southeast of the limits of the rezone site.

## **STAFF COMMENTS:**

Fifteen years ago, this area of our county was undergoing significant change: US 231 was nearing completion, CR 350 S was extended to meet the new highway and Romney Run Subdivision which would eventually be built out at 200+ single-family lots, was under construction.

At the same time, two rezone petitions (Z-1775 & 1776) were approved for the southeast corner of the new US 231 and Veterans Memorial Parkway; one request was for NB, Neighborhood Business, the other R3, multi-family residential. Those two tracts are still undeveloped. While staff recommended approval of the previous requests, there simply has not been sufficient development pressure in this area to merit high density residential.

Though the site benefits from easy access to two major thoroughfares, staff has applauded developers and city councils for the current trend we've seen with planned developments near the cores of our cities. Staff has consistently recommended approval of appropriate, dense residential projects that embody a basic tenet of planning: densification of existing urban neighborhoods closer to infrastructure, schools and public transportation.

Petitioner's eleven building apartment complex consisting of 206 units simply represents residential sprawl. At a time when staff is encouraging ideals of sustainability, walkability

and emphasis on alternative modes of transportation, coupled with the lack of development pressure in the area, staff cannot support this request.

**STAFF RECOMMENDATION:**

Denial